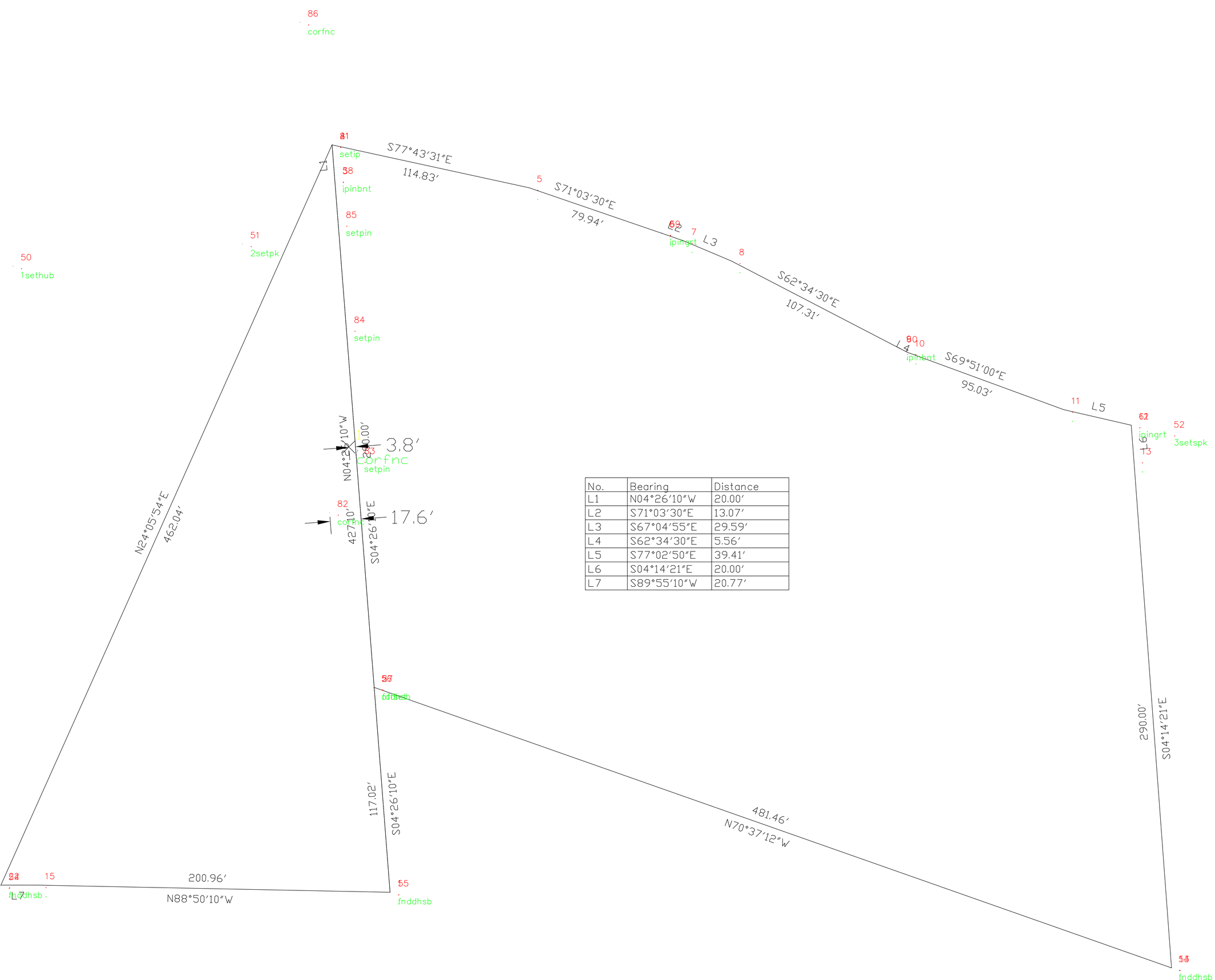


No.	Bearing	Distance
L1	N04°26'10"W	20.00'
L2	S71°03'30"E	13.07'
L3	S67°04'55"E	29.59'
L4	S62°34'30"E	5.56'
L5	S77°02'50"E	39.41'
L6	S04°14'21"E	20.00'
L7	S89°55'10"W	20.77'

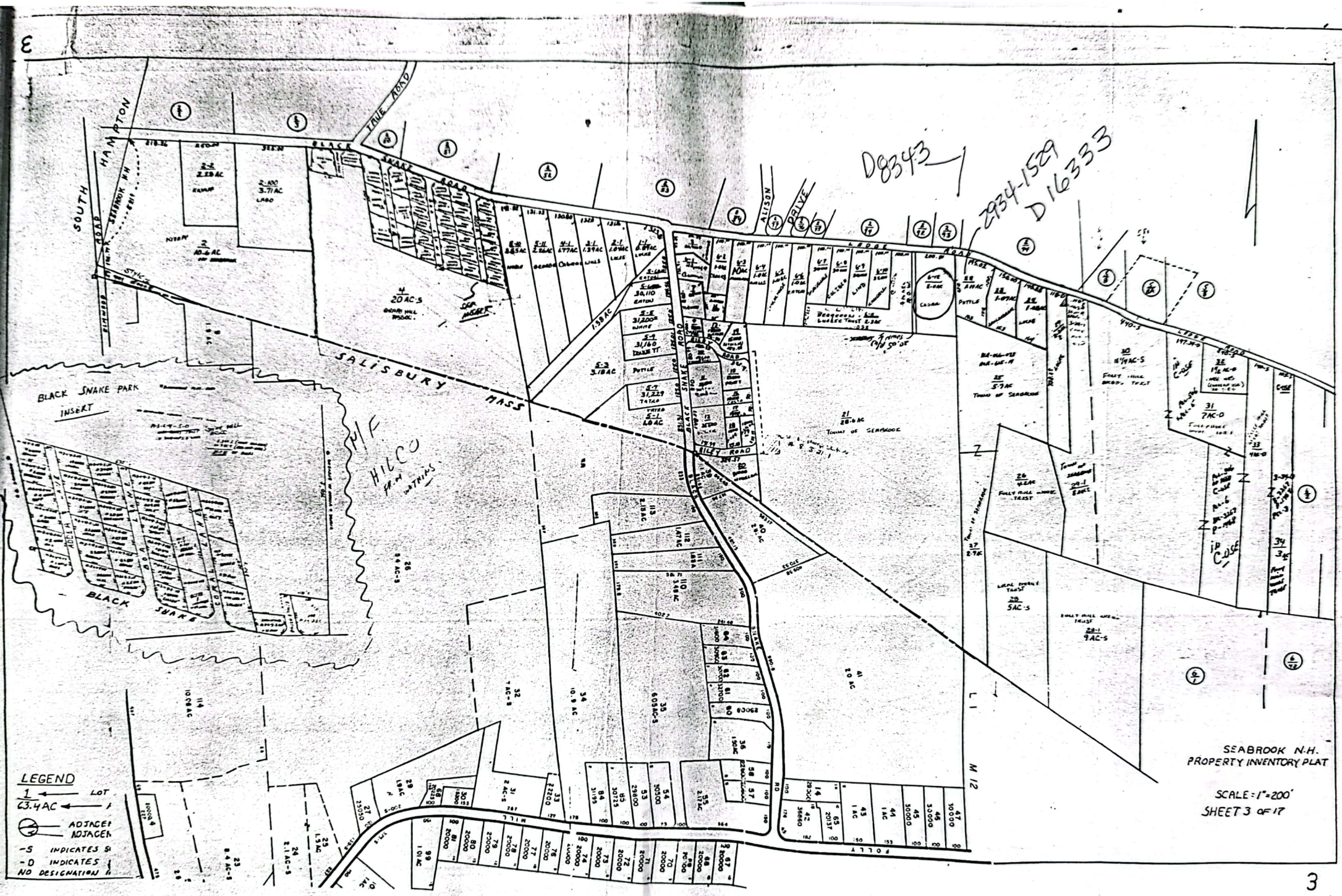
Command= 210-
Point#, Start#-End# or G#= 1-100

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
----------11-19-2023-----				12:20:38	----------D:\BENCH FILES\BM13		
				1	5000.0000	5000.0000	
				2	5116.6694	4990.9488	TRA
				3	5405.8007	4968.5181	TRA
				4	5425.7407	4966.9711	TRA
				5	5401.3280	5079.1760	TRA
				6	5375.3790	5154.7872	TRA
				7	5371.1364	5167.1495	TRA
				8	5359.6136	5194.4037	TRA
				9	5310.1880	5289.6537	TRA
				10	5307.6272	5294.5888	TRA
				11	5274.8913	5383.8024	TRA
				12	5266.0577	5422.2096	TRA
				13	5246.1124	5423.6880	TRA
				14	4956.9058	5445.1248	TRA
				15	5004.0820	4799.0815	TRA
				16	5416.9800	4746.8204	TRA
				17	5423.9938	4895.8555	TRA
				18	4924.5466	4919.3603	RP
				19	5423.7575	4947.4404	PT
				20	4999.8968	4999.9429	SS
				21	5425.8205	4966.9649	TRA
				22	5004.0527	4778.3138	TRA
			1sethub	50	5356.6875	4785.1803	
			2setpk	51	5369.2350	4915.9698	TRA
			3setspk	52	5261.4041	5442.0320	TRA
			fnddhsb	53	4956.9059	5444.7085	TRA
			fnddhsb	54	5003.6266	4778.1974	SS
			fnddhsb	55	5000.0329	5000.0711	SS
			offset	56	5116.5929	4990.6899	SS
			fddhsb	57	5116.6694	4990.9488	TRA
			ipinbnt	58	5406.0378	4968.4396	SS
			ipingrt	59	5375.6770	5154.8529	SS
			ipinbnt	60	5309.9466	5289.8683	SS
			ipingrt	61	5266.0261	5422.1652	SS
				62	5004.4900	4778.9956	TRA
			pol	63	5410.7857	4968.1313	TRA
			pol	64	5395.8306	4969.2915	TRA
			pol	65	5380.8755	4970.4517	TRA
			pol	66	5365.9205	4971.6120	TRA

JOB #2 381cesar [100]

Bearing	Distance	Elev	Descrip	Pnt.	Northing	Easting	Type
11-19-2023			12:20:38		D:\BENCH FILES\BM13		
			pol	67	5350.9654	4972.7722	TRA
			pol	68	5336.0104	4973.9324	TRA
			pol	69	5321.0553	4975.0926	TRA
			pol	70	5306.1002	4976.2528	TRA
			pol	71	5291.1452	4977.4130	TRA
			pol	72	5276.1901	4978.5732	TRA
			pol	73	5261.2350	4979.7334	TRA
			pol	74	5246.2800	4980.8936	TRA
			pol	75	5231.3249	4982.0539	TRA
			pol	76	5216.3699	4983.2141	TRA
			pol	77	5201.4148	4984.3743	TRA
			pol	78	5186.4597	4985.5345	TRA
			pol	79	5171.5047	4986.6947	SS
			pol	80	5156.5496	4987.8549	TRA
			setip	81	5425.7224	4966.9638	SS
			corfnc	82	5216.2484	4965.5494	SS
			setpin	83	5246.3185	4980.8738	SS
			setpin	84	5321.0396	4975.0825	SS
			setpin	85	5380.8751	4970.4502	SS
			corfnc	86	5253.6614	4976.4887	TRA

Point#, Start#-End# or G#= 4-


SOUTH HAMPTON ROAD
EXIT
SEABROOK NH
BLACK SNAKE ROAD
TRUE ROAD
ALLISON DRIVE
D8343
2934-1529
D16333
SALISBURY MASS
BLACK SNAKE PARK
INSERT
HILCO
BLACK SNAKE
ISLAKE ROAD
HILLY ROAD
POLLY
L I M 12
SEABROOK N.H.
PROPERTY INVENTORY PLAT
SCALE = 1" = 200'
SHEET 3 OF 17
LEGEND
1 LOT
C3.4AC
ADJACEN
ADJACEN
-S INDICATES S
-D INDICATES
NO DESIGNATION

Setup 2 BS 1

```
Point#, Start#-End# or G#= 63-80
Maximum Distance= 300
146-56-24     66.69
158-58-16     59.59
173-25-11     55.71
188-53-21     55.74
203-18-35     59.67
215-18-06     66.81
224-39-25     76.27
231-48-13     87.29
237-17-00     99.36
241-32-46    112.15
244-55-20    125.42
247-38-41    139.04
249-52-38    152.93
251-44-08    167.00
253-18-14    181.23
254-38-35    195.57
255-47-55    210.00
256-48-19    224.51
Command= 159-
Setup Point= 51

Backsight Point= 50

Point= 3
150-38-53     64.02
Point= 4
137-32-56     76.12
```

Set short 1PIN

SET SHORT 1PIN

SHORT 1PIN

Setup

pol	63	5410.7857	4968.1313	
pol	64	5395.8306	4969.2915	
pol	65	5380.8755	4970.4517	
pol	66	5365.9205	4971.6120	
pol	67	5350.9654	4972.7722	
pol	68	5336.0104	4973.9324	
pol	69	5321.0553	4975.0926	
pol	70	5306.1002	4976.2528	
pol	71	5291.1452	4977.4130	
pol	72	5276.1901	4978.5732	
pol	73	5261.2350	4979.7334	
pol	74	5246.2800	4980.8936	
pol	75	5231.3249	4982.0539	
pol	76	5216.3699	4983.2141	
pol	77	5201.4148	4984.3743	
pol	78	5186.4597	4985.5345	
pol	79	5171.5047	4986.6947	
pol	80	5156.5496	4987.8549	
2setpk	51	5369.2350	4915.9698	C
1sethub	50	5356.6875	4785.1803	B.
	3	5405.8007	4968.5181	
	4	5425.7407	4966.9711	

B5725

D28576

D16333

D8343

D27108

2616-1590

2898-989

2934-1529

D25523

2249-1958

THE STATE OF NEW HAMPSHIRE

ROCKINGHAM, SS.

SUPERIOR COURT
APRIL TERM, 1976

PETITION TO QUIET TITLE

RONALD D. LOCKE
And
METHYL A. LOCKE

Vs.

THE TOWN OF SEABROOK
And
~~TO WHOM IT MAY CONCERN~~
And
~~R. LAURENCE CULLEN, GUARDIAN AD LITEM~~

Now come your Petitioners, Ronald D. Locke and Methyl A. Locke, of 457 Winnacunnet Road, Hampton, New Hampshire, and complain against The Town of Seabrook, a municipal corporation in Rockingham County, State of New Hampshire; ~~Whom It May Concern~~; ~~and R. Laurence Cullen, Guardian ad Litem, and say~~:

1. That they are the owners, as joint tenants, of a certain tract of land, with the buildings thereon, situate on Ledge Road in Seabrook, New Hampshire, bounded and described as follows:

A certain tract or parcel of land situate on the Southerly side of Ledge Road, so-called, in said Seabrook, bounded and described as follows (all directions based on grid North):

Beginning at a point on the Southerly side of the Ledge Road, so-called, at the Northeasterly corner of land now or formerly of one Gerrish, which point is 0.3 miles, more or less, Easterly of the intersection of Black Snake Road with the Ledge Road; thence turning and running, along said land now or formerly of Gerrish, S 04° 26' 10" E, 310.00 feet, to a point at land now or formerly of the Town of Seabrook, formerly of the Grantor; thence turning and running, along said land of the Town of Seabrook, S 70° 34' 10" E, 163.86 feet, to other land of the Grantor, known as Lot 2 on a plan described below; thence turning and running along the said Lot 2, N 04° 12' 10" W, 325.32 feet, to the Southerly sideline of the Ledge Road; thence turning and running, along the Ledge Road, N 71° 03' 30" W, 44.94 feet to a point, thence, still along the Ledge Road, 115.06 feet, following a curve to the left having a radius of 500.00 feet, to the point of beginning.

Containing 1.1 acres, more or less, and being Lot 1 on a certain Plan of Land entitled "Subdivision of Land for Jerry A. Locke in Seabrook, N.H., scale 1" = 100', November 1975, Parker Survey Associates, Inc., Seabrook, N.H.", to be recorded in Rockingham Records.

MON AND MC CARTHY
TORNEYS AT LAW
OUR HIGH STREET
HAMPTON,
HAMPSHIRE 03842
(603) 926-3337

Being a portion of the premises conveyed to the Grantor by Carrie U. Moreland, by Deed dated April 10, 1950 and recorded in Rockingham Records, Book 1166, Page 073. See also Deed of Moreland, dated December 11, 1945 and recorded in Rockingham Records, Book 2228, Page 1118.

II. That the Petitioners' chain of title insofar as it is relevant to this matter is as follows:

A. Mary A. Bartlett conveyed a tract of land to Joseph Perkins by deed dated January 5, 1905 and recorded in Rockingham Records, Book 608, Page 414, there described as follows:

A certain piece of woodland situated in said Seabrook containing four acres be the same more or less, and bounded and described as follows, beginning at a stake on the road leading from John Evans to Seabrook Depot, the N.E. corner of said lot, thence south to another stake and stones, thence south - a stake and stone, thence south - a stake and stone the corner of land of t heirs of Jonathan Corlis, thence west by said Corlis land to land formerly owned by Aaron Coughs heirs, thence north by said Coughs land to the road begun at, thence east by said road to said stake N.E. corner of said lot being the lot of land sold to Edmund Morril by Edmund Morrill Jr. et al by deed November 10th 1874.

B. That Annie M. Locke conveyed an adjoining tract to Joseph Perkins by deed dated December 23, 1905 and recorded in Rockingham Records, Book 615, Page 14, there described as follows:

A certain tract of woodland situated in Seabrook, County and State aforesaid, containing three acres be it the same more or less, and bounded as follows, to wit: Northerly by the Ledge Road (so-called), Easterly by land of Heirs of Mary Dole, Southerly by land formerly owned by Edmund Morrill, Westerly by land of Joseph Perkins.

C. That Joseph Perkins died December 4, 1920 and left the property, by Will, to his widow, Lillie Perkins, see Rockingham Probate Records 20046.

D. That Lillie Perkins died April 7, 1935 and left the property, by Will, to her daughter, Carrie U. Moreland, see Rockingham Probate Records 28449.

E. That Carrie U. Moreland conveyed the Bartlett piece to her grandson-in-law, Jerry A. Locke, by deed dated April 10, 1950, and recorded in Rockingham Records, Book 1166, Page 73.

F. That Carrie U. Moreland conveyed the Locke piece to her grandson-in-law, Jerry A. Locke, by deed dated December 11, 1945, and recorded in Rockingham Records, Book 2228, Page 1118.

G. That Jerry A. Locke conveyed a portion of the above premises to his son and daughter-in-law, your Petitioners, by deed dated January 28, 1976 and recorded in Rockingham Records, Book 2251, Page 674, above described.

III. That the Defendant, Town of Seabrook, is the owner of another piece of land, formerly owned by Joseph Perkins, and conveyed to the said Town by Lizzie Eaton, Joseph Perkins' granddaughter and your Petitioner, Ronald D. Locke's, grandmother, by

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ATTORNEYS AT LAW
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HAMPTON,
NEW HAMPSHIRE 03842

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deed dated April 23, 1974, recorded in Rockingham Records, Book 2201, Page 1027, known as "The Wadleigh Land".

IV. That Parker Survey Associates, Inc. of Seabrook, New Hampshire, has prepared several plans of the area in which the above parcels are located which show the "Wadleigh Land" as purchased by the Defendant, Town of Seabrook, as abutting the land of Jerry A. Locke, of which your Petitioners' land is a portion, on the south and which further show the westerly sideline of the "Wadleigh Land" as an extension of the westerly sideline of the said Jerry A. Locke land.

V. That Joseph Perkins conveyed a certain tract of land bounded Southerly by "Wadleigh Land" to one Lambert Hollander by deed dated November 21, 1918, recorded in Rockingham Records, Book 726, Page 376, bounded and described as follows:

A certain piece of woodland in Seabrook in the "Folly Mills" so called, containing five acres more or less, bounded and described as follows - to wit: Northerly by the Black Snake Road so called, Easterly by my own land and land owned by the heirs of Edmund Morrill to a stone in the cart path, Southerly by my own land - called the Wadleigh Land, thence running Westerly to a stake and stone about six feet west of a large dead hemlock to the land of Joshua Robinson, Westerly by land of Joshua Robinson and others to the first named bound with the legal right of the high tension wire running across the north end joining the Black Snake Road. This lot of land was formerly owned by Edmund Morrill.

VI. That the said Lambert Hollander conveyed the above described premises to one Edwin Baker Goodall by deed dated December 7, 1920 and recorded in Rockingham Records, Book 744, Page 423.

VII. That the Defendant, Town of Seabrook, acquired a parcel of land described as "five acres Perkins woodland" from Edwin Baker Goodall by a tax collector's deed dated December 1, 1936 and recorded in Rockingham Records, Book 927, Page 70.

VIII. That your Petitioners' land has always been regarded by him and the members of his family as not having been conveyed by Joseph Perkins, that his father had taken timber from the land for many years, and that the Defendant, Town of Seabrook, has accepted taxes for the land from his father, Jerry A. Locke, for many years.

IX. That Joseph Perkins owned many parcels of land in the vicinity of your Petitioners' land during his life time and that he was an active real estate trader.

X. That the area in Seabrook, New Hampshire, south of the Ledge Road, was a much used portion of the Town during Joseph Perkins' lifetime, but has subsequently been little used and that as a result exact boundaries of properties have become difficult to ascertain.

XI. That in light of recent plans of the area, the description of the parcel sold to Lambert Hollander as bounded south by the "Wadleigh Land" creates a cloud on your Petitioners' title.

XII. That no other evidence is known to your Petitioners which would tend to establish that the piece sold to Hollander is

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the same as now claimed by them, but other evidence exists which would support the opposite conclusion; by way of example, but not of limitation:

The "Bartlett piece", described in Paragraph II A above, was described as bounded South by land of Jonathan Corlis' heirs, but an examination of the records at the Rockingham County Registries of Deeds and Probate and the Essex County, South District, Massachusetts, Registries of Deeds and Probate indicate that Jonathan Corlis never owned the "Wadleigh Land".

WHEREFORE, your Petitioners move and pray:

A. That suitable orders of notice be issued, returnable the first Tuesday of August, 1976.

B. That all right, title and interest in and unto the real property with the buildings thereon described in Paragraph I of the foregoing Petition be decreed to be vested in your Petitioners and their heirs and assigns, free and clear of any claim of the Petitionees. Said Plan being recorded in Rockingham Records as Plan #B-5725.

C. For such other and further relief as may be just.

Ronald D. Locke

Ronald D. Locke

Methyl A. Locke

Methyl A. Locke

Craig N. Salomon, Attorney
for the Petitioners

STATE OF NEW HAMPSHIRE
ROCKINGHAM, SS.

August 6, 1976

Personally appeared Ronald D. Locke and Methyl A. Locke and swore that the foregoing statements are true to the best of their knowledge and belief.

Before me,

Craig N. Salomon

Justice of the Peace

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